

AMENDED IN ASSEMBLY MARCH 28, 2016

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

## ASSEMBLY BILL

No. 2783

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**Introduced by Assembly Members Eduardo Garcia, ~~Cristina Garcia, Eggman, Eggman, Cristina Garcia, and Gomez~~**

February 19, 2016

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An act to amend Section 75215 of the Public Resources Code, relating to greenhouse gases.

### LEGISLATIVE COUNSEL'S DIGEST

AB 2783, as amended, Eduardo Garcia. Affordable Housing and Sustainable Communities Program.

Existing law requires all moneys, except for fines and penalties, collected by the State Air Resources Board from the auction or sale of allowances as part of a market-based compliance mechanism to be deposited in the Greenhouse Gas Reduction Fund and to be available upon appropriation by the Legislature. Existing law continuously appropriates 20% of the annual proceeds of the fund to the Affordable Housing and Sustainable Communities Program, administered by the Strategic Growth Council, to reduce greenhouse gas emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development and that support other related and coordinated public policy objectives. Existing law requires the council to develop guidelines and selection criteria for the program.

This bill would require the Strategic Growth Council to revise the guidelines and selection criteria with respect to ~~density requirements, as specified, and to include specified factors, including energy efficiency, in its greenhouse gas quantification methodology.~~ *affordable*

*housing projects that qualify under the program's rural innovation project area, as specified.*

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 75215 of the Public Resources Code is  
2 amended to read:

3 75215. (a) Prior to awarding funds under the program, the  
4 council, in coordination with the member agencies and departments  
5 of the council, the State Air Resources Board, and other state  
6 entities, as needed, shall develop guidelines and selection criteria  
7 for the implementation of the program.

8 (b) Prior to adoption of the guidelines and the selection criteria,  
9 the council shall conduct at least two public workshops to receive  
10 and consider public comments. One workshop shall be held at a  
11 location in northern California and one workshop shall be held at  
12 a location in southern California.

13 (c) The council shall publish the draft guidelines and selection  
14 criteria on its Internet Web site at least 30 days prior to the public  
15 meetings.

16 (d) In adopting the guidelines and selection criteria, the council  
17 shall consider the comments from local governments, regional  
18 agencies, and other stakeholders. The council shall conduct  
19 outreach to disadvantaged communities to encourage comments  
20 on the draft guidelines from those communities.

21 (e) (1) Program guidelines may be revised by the council to  
22 reflect changes in program focus or need. Outreach to stakeholders  
23 shall be conducted, pursuant to subdivisions (a), (b), (c), and (d),  
24 before the council adopts changes to guidelines.

25 (2) The council shall revise the guidelines and selection criteria  
26 initially adopted to include all of the ~~following~~: *following with*  
27 *respect to affordable housing projects that qualify under the*  
28 *program's rural innovation project area:*

29 ~~(A) Projects that qualify under the program's rural innovation~~  
30 ~~project area shall be allowed to build at nonmetropolitan density~~  
31 ~~requirements.~~

32 ~~(B) The requirements based on net density. The definition of~~  
33 "net density" shall be revised to mean the total number of dwelling

1 units per acre of land to be developed for residential or mixed use,  
2 excluding permanent streets, required drainage facilities, sidewalks,  
3 parks, public rights-of-way, easements, encroachments, and  
4 dedicated open space.

5 ~~(C) Urban greening, green building, energy efficiency, and~~  
6 ~~renewable energy shall be counted in the greenhouse gas~~  
7 ~~quantification methodology in addition to the selection criteria.~~

8 *(C) For projects that receive 4 percent low-income housing tax*  
9 *credits, one hundred thousand dollars (\$100,000) per restricted*  
10 *unit shall be added to the base amount for loan limit calculation*  
11 *purposes.*

12 *(D) Scoring shall be awarded based on the extent to which an*  
13 *application demonstrates walkable corridors and incorporates*  
14 *features that encourage bicycling, which will exist upon completion*  
15 *of the project.*

16 (f) Upon the adoption of the guidelines and selection criteria,  
17 the council shall, pursuant to Section 9795 of the Government  
18 Code, submit copies of the guidelines to the fiscal and appropriate  
19 policy committees of the Legislature.

20 (g) Chapter 3.5 (commencing with Section 11340) of Part 1 of  
21 Division 3 of Title 2 of the Government Code does not apply to  
22 the development and adoption of the guidelines and selection  
23 criteria pursuant to this section.

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26 **CORRECTIONS:**

27 **Text—Page 3.**  
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